

## **District III Advisory Board Minutes**

March 19, 2003

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**March 19, 2003  
7:00 p.m.**

**Colvin Neighborhood City Hall  
2820 S. Roosevelt**

The District III Advisory Board meeting was held at 7:00 p.m. at the Colvin Neighborhood City Hall at 2820 S. Roosevelt. In attendance was the District III City Council member and seven (7) District Advisory Board members. Four (4) City staff were present and approximately (9) nine members of the public of which signed in.

### **Members Present**

Matt Foley  
Bill Ward  
Gene Fuhr  
Phyllis Hall  
Judy Dillard  
Laura Simpson  
John Kemp  
Council Member Phil Lambke

### **Members Absent**

Phil Bloomquist  
Jim Gulick  
Lois Ann Newman

### **Staff Present**

Vicki Mork  
Officer Jeffery Andres  
Officer Lenny Rose  
Donna Goltry

### **Guests**

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## **ORDER OF BUSINESS**

### **Call to Order**

**Council Member Lambke** called the meeting to order at 7:03 pm.

Approval of the March 5, 2003 minutes was deferred until the next regularly scheduled meeting on April 2, 2003

### **Public Agenda**

#### **1. None Scheduled**

## **Planning Department**

### **2. CON2003-00004 Conditional Use for accessory apartment on property zoned “SF-5” Single-Family Residential, Donna Goltry, Senior Planner Metropolitan Area Planning Department presented the issue.**

DAB III considered this request for the conditional use of “SF” Single-Family Residential property located southeast of Mt. Vernon and Oliver (5125 E. Mt. Vernon). They had received the public notice and MAPD staff report prior to the meeting. **Donna Goltry** stated this building was currently under construction as a permit had been issued for building a 1680 square foot garage.

DAB members questioned the construction methods for the structure and it’s suitability as a dwelling. The property owner, Jessie Andrews, 5125 E. Mt. Vernon made a statement to the DAB members that cost savings was one of the factors leading to the choice of building, a pole barn type of structure. He said the accessory apartment was for his widowed mother who presently lived in his basement but the change was necessary as she was no longer able to climb the stairs.

Considerable discussion ensued mainly concerning the appearance of the structure and how it was out of character for the rest of the neighborhood with its vertically seamed steel siding. Surrounding neighborhood structures are made of lapped siding or brick. Both the footprint and the height of the building are out of character with the neighborhood also, much larger than nearby buildings and much taller. The next-door neighbor, John Michael, 5110 Grammar spoke in favor of the project saying it was not a problem to him. He found Mr. Andrews desire to care for his mother commendable. Other neighbors, Claude Reheis, 2109 S. Pinecrest stated his objection to the project based on the out of character nature of the building. Another neighbor, L.L. Thimin, 5122 Grammar also objected to the height of the building and the siding saying he felt it degraded the neighborhood.

Council Member Lambke clarified for the DAB members that the building was under construction and going to be built and the only issue in question was the conditional use of part of it as a “mother-in-law” apartment. Gene Fuhr moved that conditional use allowing an apartment be granted, motion seconded by Ward.

**Recommended Action: The motion carried with 4 votes in favor and 3 votes against.**

### **3. CON2003-00005 Conditional Use for Outdoor Vehicle and Equipment Sales on property zoned “LC” Limited Commercial, generally located north of Pawnee and west of Hillside. Donna Goltry, Senior Planner MAPD presented the issue.**

The DAB III considered this request for conditional use of the property as a used car lot in conjunction with the existing vehicle repair shop. **Goltry** reminded the board that less than two years ago a request for a used car lot was denied for Ace’s Pawn Shop at the corner of Pawnee and Hillside. Several factors contributed to the unfavorable nature of this request; the site is not within the commercial location guideline and the proposed Revitalization Plan.

**Sandy Roberts**, architect/agent for the owner stated the property is currently being used as a car repair service and responding to a board member's question he acknowledged that cars were currently being offered for sale on the lot. **Elena Ingle**, 3608 Meadowlane asked how the car lot would impact the planned construction of Fire Station #1 in this same area but no one could say.

DAB Board member **Bill Ward** stated that approval of conditional use would open the door for other developments of similar character and that it could result in the resurrection of Ace's Pawn Shop car lot request. **Bill Ward** moved that this request for conditional use of the property be denied, **John Kemp** seconded the motion and it carried 7-0.

**Recommended Action: The request for conditional use of the property was denied 7-0.**

#### **Next Meeting**

The next scheduled meeting for District Advisory Board III will be April 2, 2003 at Colvin Neighborhood City Hall at 7:00 p.m.

#### **No Action Required**

#### **Adjournment**

**Motion made to adjourn Ward (Foley)**

Respectfully Submitted,

Vicki Mork, Neighborhood Assistant  
District III

#### **Visitors**

Claude Reheis	2109 S. Pinecrest
Florence Reheis	2109 S. Pinecrest
Carole Campbell	2821 S. Mosley
Lisa Wold	2820 S. Mosley
K.L. & Barbara Thimin	5122 Gramar
Anne Watts	5113 Gramar
Jeff Andres	WPD
Sandy Roberts	667 Oak Forest Ln
Lonny G. Wright	2320 Alameda
Elena Ingle	3608 Meadowlane
Donna Goltry	MAPD
Lenny Rose	WPD